

Scale 1" = 100'

FINAL PLAT

MOUNTAIN VISTAS

A REPLAT OF LOT B OF RECORDED EXEMPTION NO. 1311-04-1 RE4020
A PART OF THE NE 1/4, OF SECTION 4, T.2N, R.67 W, 6TH P.M.,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 1

N 1/4 COR., SEC. 4
FND. 2 1/2" ALUM. CAP
ILLEGIBLE

N 88°57'52" W 2606.96'

ZINNIA AVE (W.C.R. 26)

NE COR. SEC. 4
FND. 2 1/2" ALUM. CAP
LS 25937
IN RANGE BOX

TRACT B
20' ADDITIONAL R.O.W.
14,651 S.F. 0.336 ACRES

N 89°09'13" W 220.40'
10' DRAINAGE & UTILITY EASEMENT PER THIS PLAT

C.L. 66" COLORADO INTERSTATE
GAS PIPELINE EASEMENT
BK. 982, REC. NO. 01909738
BK. 1056, REC. NO. 01995909

EXISTING WELL HEAD
AND RAIL FENCE

60' ROAD R.O.W.
(BK 86, PG 274)

LOCUST ST. (W.C.R. 19)

10' DRAINAGE & UTILITY EASEMENT PER THIS PLAT

N 00°00'00" W 1657.58'

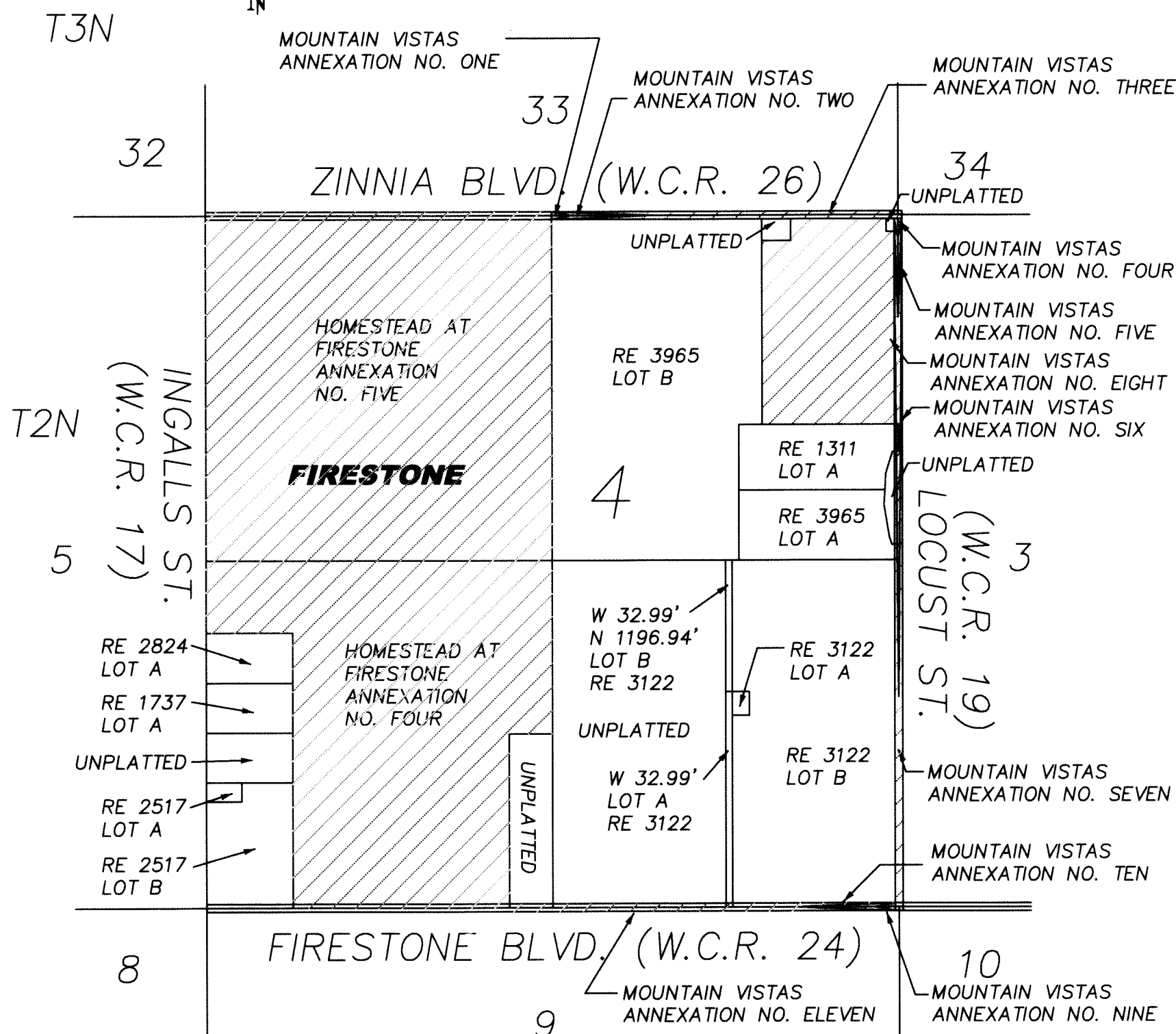
N 00°00'00" W 1321.27'

N 1/16 COR.
SEC. 3 & 4
FND. 2 1/2" ALUM. CAP
LS 11372, 1993
IN RANGE BOX

E 1/4 COR., SEC. 4
FND. 2 1/2" ALUM. CAP
LS 11372, 1993
IN RANGE BOX

Vicinity Map

SCALE 1"=1000'



R67W

LINE CHART

NUMBER	DIRECTION	DISTANCE
L1	N 88°57'52" W	89.56'
L2	S 01°02'08" W	30.00'
L3	S 83°59'00" W	334.42'
L4	S 89°02'60" E	15.00'
L5	S 00°57'00" W	703.00'
L6	S 89°01'60" E	299.28'
L7	N 88°54'03" W	60.07'
L8	N 00°01'17" W	99.85'

Legend

- SECTION CORNER AS DESCRIBED ON MAP
- 1/4 SECTION CORNER AS DESCRIBED ON MAP
- FOUND 1 1/2" ALUM. CAP ALLES PLS# 9644
- SET NO. 5 REBAR/CAP PLS#16116

Date: 01/02/08
Drawn RH Check JP
Job No. 07-0141
Scale 1"=100'

AAA SURVEYING SERVICES, LLC.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 2055, ARVADA, CO. 80001
PHONE (303) 519-7015 FAX (303) 940-4927

SURVEYOR'S CERTIFICATE

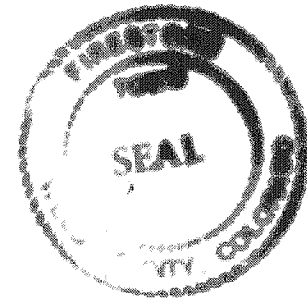
I, Richard E. Heinz, a Professional Land Surveyor registered in the State of Colorado, do hereby certify that the final plat shown hereon is a correct delineation of the above described parcel of land, and was prepared under my supervision and in accordance with applicable Colorado State statutes on this 22nd Day of JULY, A.D., 2008.

Richard E. Heinz, P.L.S. #16116

TOWN APPROVAL

This is to certify that the plat of Mountain Vistas was approved on this 22nd Day of JULY, 2008, by Resolution No. 23-51, and that the Mayor of the Town of Firestone, hereby acknowledges said plat upon which this certificate is endorsed for all purposes indicated thereon.

Attest:
Judy L. Hegwood
Town Clerk



NOTES:

- Notice: According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) Misdemeanor pursuant to the State Statute 18-6508, C.R.S.
- This survey does not constitute a title search by AAA Surveying Services, LLC to determine ownership or easements of record. For all information regarding easements, right-of-way or title of record, AAA Surveying Services, LLC relied upon recorded exemption plat, Title Commitment No. 34100-07-01071H1LGS dated 11-5-07 by North American Title Insurance Co., and information supplied by client.
- Basis of Bearing: Assumed N 00°00'00" W on the East line of the NE 1/4, NE 1/4, of said Section between found monuments at the NE corner and N 1/16 corner as noted on plat.
- There may be active agricultural land uses in the area.
- Ten foot utility and drainage easements are reserved along property lines as noted on plat. Allowed uses in the utility easement include installation and maintenance of electric, phone, fiber optic, cable tv, water, sewer, gas, high voltage transmission, postal facilities, drainage and storm drains. Service providers for the lines within these easements will include, but are not limited to Qwest for telephone, Comcast for cable, United Power for electric, and Source Gas for gas.
- The utility and drainage easements shown herein are dedicated to the Town of Firestone for the installation, maintenance, and conveyance of utilities and storm drainage facilities.
- The Colorado Utility Location Center should be contacted 48 hours prior to any construction to flag and field locate any underground utilities and facilities.

OWNER/DEVELOPER:

OWNER: James P. Kutrubes
ADDRESS: 10365 Galata Ct, Longmont Co. 80503
TELEPHONE: 303-885-1656

OWNERSHIP AND DEDICATION:

Know all men by these presents, that the undersigned James P. Kutrubes, being the owner of the land shown in this Final Plat and described as follows:

Lot B, Corrected Recorded Exemption No. 1311-04-1 RE-4020,
County of Weld, State of Colorado;
And being a part of the Northeast Quarter of Section 4, Township 2 North, Range 67 West of the 6th Principal Meridian; and more particularly described as follows:

Commencing at the Northeast corner of said Section 4; thence N 88°57'52" W 89.56 feet; thence S 01°02'08" W 30.00 feet to the Point Of Beginning; thence N 88°57'52" W 732.40 feet; thence S 00°57'12" W 167.40 feet; thence N 89°09'13" W 220.40 feet; thence S 00°00'00" E 1599.03 feet; thence S 89°30'37" E 1015.57 feet; thence N 00°00'00" W 1657.58 feet; thence N 88°54'03" W 60.07 feet; thence N 00°01'17" W 99.85 feet to the Point Of Beginning.

Containing 1,746,510 square feet or 40.094 acres, more or less.

Have laid out, subdivided, and platted said land as per drawing hereon contained under the name and style of Mountain Vistas, a subdivision of a part of the Town of Firestone, County of Weld, State of Colorado, and by these presents do hereby dedicate to the Town of Firestone the streets, avenues, Tract A, Tract B, and other public places as shown on the accompanying plat for the public use thereof forever and does further dedicate to the use of the Town of Firestone and all serving public utilities (and other appropriate entities) those portions of said real property which are so designated as easements as shown.

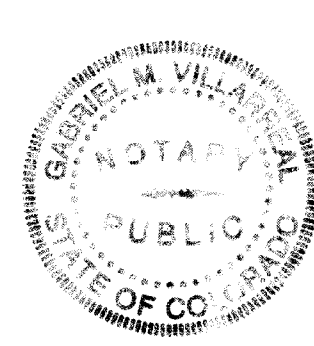
It is expressly understood and agreed by the undersigned that all expenses and costs involved in constructing and installing sanitary sewer system works and lines, water system works and lines, gas service lines, electrical service works and lines, landscaping, curbs, gutters, street pavement, sidewalks, and other such utilities and services shall be guaranteed and paid for by the subdivider or arrangements made by the subdivider thereof which are approved by the Town of Firestone, Colorado, and such sums shall not be paid by the Town of Firestone, and that any item so constructed or installed when accepted by the Town of Firestone shall become the sole property of said Town of Firestone, Colorado, except private roadway curbs, gutter and pavement and items owned by municipally franchised utilities, other serving public entities and/or Qwest, Inc., which when constructed or installed shall remain and/or become the property of such municipality franchised utilities, other serving public entities, and/or Qwest Inc. and shall not become the property of the Town of Firestone, Colorado.

Owner:
James P. Kutrubes
By: James P. Kutrubes
Owner

NOTARY CERTIFICATE

STATE OF COLORADO }
COUNTY OF WELD } SS

The foregoing instrument was acknowledged before me this 22nd Day of JULY, 2008 by JAMES P. KUTRUBES
Witness my hand and official seal.



James P. Kutrubes
Notary Public
My commission expires 9-29-09

FIRESTONE INFORMATION BLOCK	
Name of Submittal:	Mountain Vistas
Type of Submittal:	Final Plat
Filing Number:	
Phase Number:	
Sheet Title:	Cover
Preparation Date:	01-02-08
Revision Date:	03-06-08
Revision Date:	06-04-08
Sheet 1 of 1	